

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: OCTOBER 19, 2011

DEPARTMENT: BUILDING AND SAFETY

DIRECTOR: CHRIS KNIGHT

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing for possible action to consider the report of expenses to recover costs for abatement of nuisance located at 732 Chervil Valley Drive for fees in the amount of \$3,192 (General Fund) and assess a maximum of \$40,500 in daily civil penalties. PROPERTY OWNER: MARIA PARRA - Ward 2 (Wolfson)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$3,192

Funding Source: General Fund

Dept./Division: Building and Safety/Neighborhood Response

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Building and Safety declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Building and Safety hired Weaver Construction to board all open doors and windows, remove all trash, debris, high grass and weeds, and apply herbicide. To date, there have been nine (9) inspections conducted at this location. The estimated value of the property based on Zillow.com is \$607,500.

RECOMMENDATION:

That the City Council: Approve the report of expenses to include \$1,800 invoice for Weaver Construction, \$270 administrative fee, and \$1,122 in reinspection fees (including late fees) for a total of \$3,192 to be recorded immediately, and consider assessing a maximum of \$40,500 in daily civil penalties to be recorded on or after June 10, 2012.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Liens
8. Submitted after Final Agenda Site Photos by Staff
9. Submitted at Meeting Copy of Contractors Invoice by Maria Parra



OF: OCTOBER 19, 2011

Motion made by STEVE WOLFSON to Approve an Assessment of \$3,192 in expense fees

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

VICKI Y. PARLOW, JOIS TARKANTIAN, STEVE WOLFSON, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, BOB COFFIN (Against-None); (Abstain-None); (Did Not Vote-STEVEN PAROSS); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CHRIS KNIGHT, Director of Building and Safety, introduced MIKE BOUSE as the new Code Enforcement Manager.

While VICKI OZUNA, Senior Code Enforcement Officer, reviewed the purpose and background of the item, photos of the property were shown.

MARIA PARRA, property owner, stated that she is losing the property and prior to moving had hired a company to clean up the property. She stated she only recently discovered the City's actions. MARK KAISI, appearing with the applicant, stated he is assisting her with the short sale and has tried numerous times to get the company to return their calls and complete the work but they have been unresponsive.

MS. OZUNA confirmed for COUNCILMAN WOLFSON that the Zillow value of the property is \$607,500.

MS. PARRA told COUNCILMAN WOLFSON that she purchased the property in 2006 for \$1.8 million and lived in it for 3 years. She further explained that once she moved from the property in February 2011 she did not return to it and was unaware of its condition. She submitted a copy of the landscaping invoice for the record. MR. KAISI confirmed for the Councilman that there is a cash buyer in place and that he believes the short sale will be approved.

COUNCILMAN COFFIN received confirmation from MR. KAISI that he explained to MS. PARRA that she could be liable for the payment shortcomings if it is sold as a short sale.

ANTHONY HODGES, Las Vegas resident, stated his support of the property owner.

COUNCILMAN WOLFSON stated that he wants to monitor the condition of the property over next several months and only assess the full cost of expenses today with the understanding that the Council could revisit the case and assess civil penalties at a later time if necessary. DEPUTY CITY ATTORNEY DAN STILL stated that the better course of action would be to make the motion today and instruct staff to continue monitoring the property so that a new notice can be issued if needed.

MAYOR GOODMAN declared the Public Hearing closed.